

Site Walk Minutes
38 Bagdad Road
July 11, 2018

Attendees

Bob Brown, Planning Board Secretary
Michael Behrendt, Durham Town Planner
James Bubar, Planning Board
Barbara Dill, Planning Board Vice Chair
Sally Tobias, Town Council Alternate to Planning Board
Carden Welsh, Town Council Rep to Planning Board
Tom Toye, Applicant
Gerald Needell, Abutter, 36 Bagdad Road
Lorne Parnell, Planning Board

Secretary Brown called the meeting to order at 4:05 pm.

Tom Toye shared the lot line adjustment plan and the group visited the existing and proposed boundaries. It was noted the proposed lot line will be 10' off the deck of the existing home. The well has not been used and it will be removed at a later date, likely when, and if, the property is cleared for building. Abutter Needell provided history and information on the lot as he has lived next door for over 20 years.

There was discussion of moving the septic up front in the right of way. Applicant Toye said he has met with April Talon, Town Engineer regarding placement of the sewer.

There was discussion of altering the proposed lot to fit the area. Applicant Toye indicated he prefers the plan as presented as the current home is pending sale later this week and would not want to delay the closing.

The group went to the front of the parcel and viewed it from Bagdad Road with some discussion of the location of a driveway, keeping in mind the location of an existing fire hydrant. It was noted there is a lot of invasive plants, i.e. burning bush, on the proposed lot.

Vice Chair Dill adjourned the meeting at 4:29 pm.

Respectfully submitted,
Bob Brown, Planning Board Secretary